



Apt 8 Springfield Court, Springfield Avenue, Harrogate, HG1 2HR

£315,000

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A stunning two-bedroom first-floor apartment with car parking space, basement storeroom and good-sized private balcony, forming part of this new sought-after development within the heart of Harrogate town centre.

This impressive, modern apartment provides high-quality accommodation comprising a superb open-plan living / kitchen area with glazed doors leading to a private balcony. There are two good-sized double bedrooms, one of which with en-suite. There is also a separate bathroom and utility cupboard. The property is appointed to a high standard with modern fittings and decoration throughout.

This excellent apartment occupies a bright and airy position within this popular gated development, which is situated in the heart of Harrogate town centre, within a few minutes' walk of the town's many varied amenities and the railway station. Offered for sale with no onward chain.

FIRST FLOOR RECEPTION HALL





A spacious reception hall with utility cupboard which has space and plumbing for a washing machine.

LIVING KITCHEN

A stunning open-plan living space with full-height windows and glazed doors leading to a private balcony. Spacious sitting and dining areas and a modern kitchen which comprises a range of stylish wall and base units Induction hob, oven, integrated fridge / freezer and dishwasher. Splashbacks with back-lighting.

BEDROOM 1

A large double bedroom with window to the side.

EN-SUITE BATHROOM

A modern suite comprising WC, washbasin set within a vanity unit, and walk in shower. Tiled walls and tiled floor with under-floor heating. Heated towel rail and sensor lighting. Built-in vanity cupboard with mirrored door.

BEDROOM 2

A further good-sized double bedroom with windows to the side.

BATHROOM

A modern bathroom suite comprising of WC, washbasin, bath with shower above, heated towel rail and under-floor heating.

OUTSIDE

Glazed doors from the apartment lead to a private balcony which provides an excellent outdoor entertaining area. The apartment has the benefit of an allocated car parking space. In the basement there is a private lockable store which provides useful additional storage space.

AGENT'S NOTE

The property is long leasehold with an original term of 999 years.

The service charge is £1496 per annum.

The ground rent is £250 per annum.

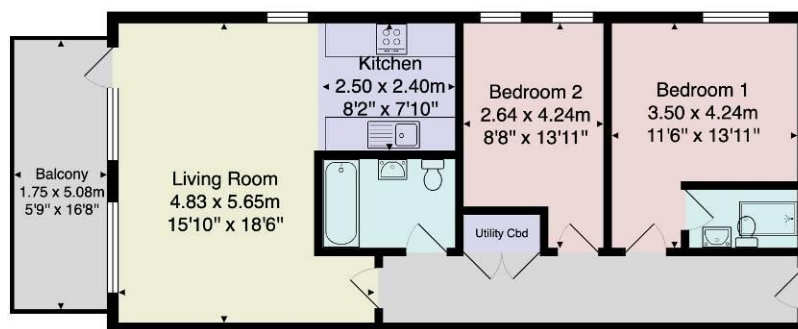
Subletting (renting) is permitted.

Short-term lets / holiday lets are not permitted.

Pets are permitted.

Please note the above information has been provided by the owners in good faith, but buyers are advised to have their legal advisors check the details of the lease prior to purchase.

Council Tax Band - D



Total Area: 72.4 m² ... 779 ft² (excluding balcony)

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	57	57
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
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